



Parkview Road Hillsborough Sheffield S6 2AU
Offers Over £125,000

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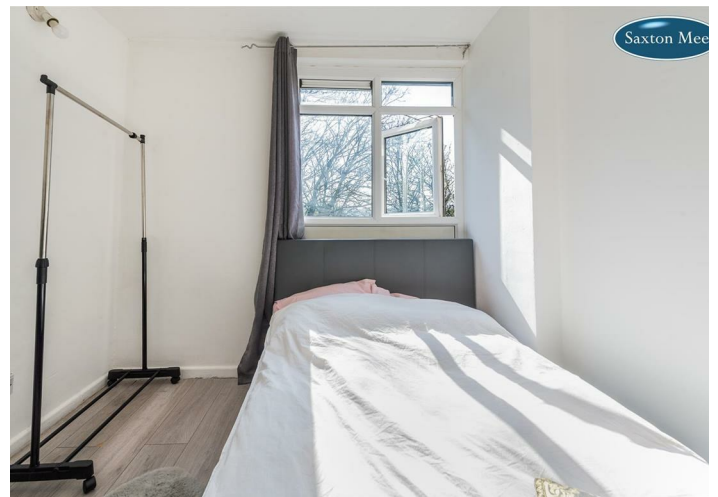
Just a stone's throw from Hillsborough Park is this fabulous second floor, three bedroom maisonette which has a south facing balcony perfect for enjoying the fantastic outlook and benefits from uPVC double glazing and gas central heating. The property has been modernised by the current owner including a new kitchen and shower room, media wall and gas boiler. The property is located within easy reach of excellent amenities and public transport links including the Supertram.

Tastefully decorated throughout, the well presented living accommodation briefly comprises a private door opens into the spacious entrance hall with space for shoes and coats. A door then opens into the well proportioned lounge and dining room. There is access to the south facing balcony, while the focal point of the room is the media wall. A door then opens into the modern and contemporary kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven with a four ring hob over and extractor above along with housing and plumbing for a washing machine and the gas boiler.

A staircase rises to the next level where you will find three bedrooms and the shower room. The master is a good sized double with a large window allowing natural light and ample space for furniture. Bedroom two is double in size and to the rear of the property. Bedroom three is a good sized single and to the rear aspect. The well appointed shower room has a modern towel radiator, WC and wash basin in a vanity unit.

- EARLY VIEWING ADVISED
- THREE BEDROOM MAISONETTE
- SPACIOUS AND WELL PRESENTED ACCOMMODATION THROUGHOUT
- NEW KITCHEN & BATHROOM
- OPEN PLAN LIVING WITH A MEDIA WALL & BALCONY
- LOVELY OUTLOOK
- FANTASTIC AMENITIES CLOSE-BY
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM
- HILLSBOROUGH PARK & LIBRARY





OUTSIDE

Well kept communal gardens with easy access to Hillsborough Park.

LOCATION

Situated in the popular residential area of Hillsborough with a number of excellent amenities close-by including a medical centre and pharmacy, dentist, supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Excellent regular public transport including the Supertram. Good local schools close by. Hillsborough Park, library and leisure centre, Wadsley and Loxley Commons. Easy access to Sheffield City Centre and Meadowhall, as well as to the Loxley Valley and countryside.

MATERIAL INFORMATION

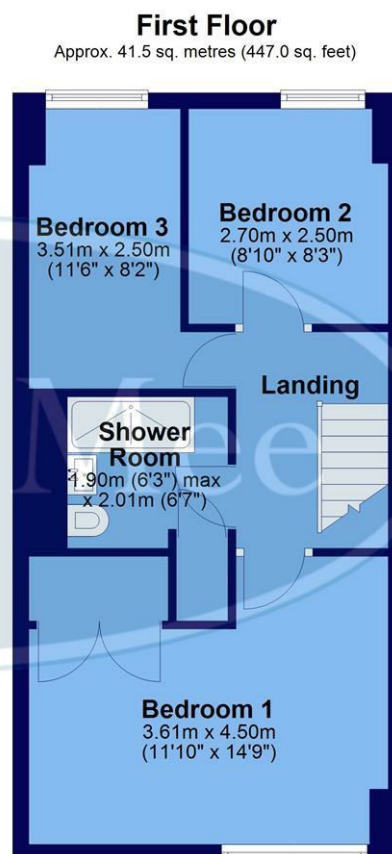
The property is Leasehold with 96 years remaining. Ground Rent/Service Charge £460.00 per annum.

The property is currently Council Tax Band A.

VALUER

Emily Kenny

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 78.6 sq. metres (845.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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